

19.40.030 Conditional uses.

Conditional uses in the R-4-8.5 zone include:

- Airport;
- Bed and breakfast homestay (provided it is located on a lot which has a minimum area of ten thousand square feet);
- Bed and breakfast inn;
- Boardinghouse;
- Cemetery, mortuary, etc.;
- Day care/preschool center, subject to Section 19.76.260;
- Dental clinic;
- Dwelling group.

A. The development shall comply with the maximum allowable density for the R-4-8.5 zone.

B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.

C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall be not less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.

D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.

E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.

F. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.

- Four-family dwellings;
- Fraternity house;
- Golf course;
- Home day care/preschool, subject to Section 19.04.293;
- Medical clinic, excluding animal hospital and clinic;
- Mobile home park;
- Nursery and greenhouse, excluding retail sales;
- Nursing home;
- Pigeons, subject to health department regulations;
- Planned unit development;
- Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
- Private nonprofit recreational grounds and facilities;
- Public and quasi-public uses;
- Residential health care facility;

-- Short-term rental provided:

A. A full-time manager lives on the property. The full-time manager may be the owner of the property; and

B. Except for the manager's dwelling unit, all of the dwelling units on the property, lot, planned unit development, or dwelling group shall be rental units, short-term or long-term.

-- Sorority house;

-- Sportsman's kennel (minimum lot area one acre);

-- Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction work and thirty days after notice, the buildings will be removed by the county at the expense of the owner;

-- Three-family dwellings.

(Ord. 1539 § 10, 2004; Ord. 1535 § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1361 § 7, 1996; Ord. 1198 §§ 9 (part), 10, 1992; Ord. 1179 § 6 (part), 1992; Ord. 1118 § 6 (part), 1990; Ord. 1115 § 5 (part), 1990; Ord. 1088 § 6 (part), 1989; (part) of Ord. passed 12/15/82: prior code § 22-21-3)

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